



REAL ESTATE COMMITTEE AGENDA
REAL ESTATE COMMITTEE MEETING OF: FEBRUARY 19, 2002

- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

PRESENT: COUNCILMEMBERS MACK and WEEKLY

Also Present: DEPUTY CITY MANAGER DOUG SELBY, DEPUTY CITY ATTORNEY TERESITA PONTICELLO, REAL ESTATE AND ASSET MANAGEMENT MANAGER DAVID ROARK, CITY CLERK BARBARA JO RONEMUS, and DEPUTY CITY CLERK GABRIELA S. PORTILLO-BRENNER

ANNOUNCEMENT MADE – Meeting noticed and posted at the following locations:

Las Vegas Library, 833 Las Vegas Boulevard North

Senior Citizens Center, 450 E. Bonanza Road

Clark County Government Center, 500 S. Grand Central Pkwy

Court Clerk's Bulletin Board, City Hall

City Hall Plaza, Posting Board

(3:03)

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AGENDA SUMMARY PAGE

REAL ESTATE COMMITTEE MEETING OF: FEBRUARY 19, 2002

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

☐

CONSENT

☒

DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action regarding a Memorandum of Understanding (MOU) #2002-1 between the City of Las Vegas (City) and Southwest Desert Equities, LLC (SWDE), which outlines the terms of purchasing from the BLM for approximately 15.0 acres and selling to SWDE approximately 8.0 acres located in the vicinity of Alexander Road and Hualapai Way - Ward 4 (Brown)

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

On October 4, 2000, the City Council authorized staff to submit a letter to the BLM to request that this remnant piece of property be sold through a modified competitive sale. This M.O.U. details the process that will be used to purchase the property from the BLM, how financing will be provided, and how the City will sale a portion of the land once it has acquired it from the BLM, and the street improvements required to be built by SWDE.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

MOU #2002-1

COMMITTEE RECOMMENDATION:

COUNCILMAN WEEKLY recommended that this item be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN MACK concurred.

MINUTES:

COUNCILMAN MACK declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, advised that this matter involves an MOU with SWDE to set forth the conditions that the City and the Bureau of Land Management (BLM) feel are necessary for the purchase of the property. The conditions

REAL ESTATE COMMITTEE MEETING OF February 19, 2002

Item No. 1 – Discussion and possible action regarding a Memorandum of Understanding (MOU) #2002-1 between the City of Las Vegas (City) and Southwest Desert Equities, LLC (SWDE), which outlines the terms of purchasing from the BLM for approximately 15.0 acres and selling to SWDE approximately 8.0 acres located in the vicinity of Alexander Road and Hualapai Way

MINUTES – Continued:

stipulate how the SWDE will deposit money with an escrow agent on behalf of the City to purchase the property. Also, that the City will purchase the 15 acres of property from the BLM, and then divide it up. He indicated that the City will not be out any money because of this transaction. Staff recommends approval.

No one appeared in opposition.

There was no further discussion.

COUNCILMAN MACK declared the Public Hearing closed.

(3:03 – 3:05)

AGENDA SUMMARY PAGE**REAL ESTATE COMMITTEE MEETING OF: FEBRUARY 19, 2002**

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action regarding a Memorandum of Understanding (MOU) #2002-2 between the City of Las Vegas (City) and Southwest Desert Equities, LLC (SWDE), which outlines the terms of purchasing from the BLM approximately 2.5 acres and selling to SWDE approximately 1.2 acres of land located on the northwest corner of Buffalo Drive and Rome Boulevard - Ward 6 (Mack)

Fiscal Impact☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:**☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

The City is in the process of purchasing this property from the Bureau of Land Management (BLM) at a modified-competitive sale for fair market value (FMV). This M.O.U. details the process that will be used to purchase the property from the BLM, how financing will be provided, and how the City will sale a portion of the land to SWDE once it has aquired it from BLM, and details the street improvement required to be built by SWDE.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

MOU 2002-2

COMMITTEE RECOMMENDATION:

COUNCILMAN WEEKLY recommended that this item be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN MACK concurred.

MINUTES:

COUNCILMAN MACK declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, said that this matter involves a similar MOU to that contained in Item No. 1. It delineates the procedures the City will follow in depositing money with an escrow agent in order to purchase the property from the BLM. The property will be divided after it is purchased. Staff recommends approval.

REAL ESTATE COMMITTEE MEETING OF February 19, 2002

Item No. 2 – Discussion and possible action regarding a Memorandum of Understanding (MOU) #2002-2 between the City of Las Vegas (City) and Southwest Desert Equities, LLC (SWDE), which outlines the terms of purchasing from the BLM approximately 2.5 acres and selling to SWDE approximately 1.2 acres of land located on the northwest corner of Buffalo Drive and Rome Boulevard

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

COUNCILMAN MACK declared the Public Hearing closed.

(3:05 – 3:06)

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AGENDA SUMMARY PAGE**REAL ESTATE COMMITTEE MEETING OF: FEBRUARY 19, 2002**

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action authorizing staff to enter into negotiations with the Clark County School District (CCSD) for the sale of approximately 2.98 acres of City owned land near the southeast corner of Vegas Drive and Simmons Street known as Parcel Number 139-29-501-012 - Ward 5 (Weekly)

Fiscal Impact☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:**☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

In a letter dated August 7, 2001, from CCSD, the City was notified of CCSD's interest in acquiring the parcel listed above. This parcel is located next to the Advanced Technologies Academy. CCSD is interested in using the proposed parcel for a parking lot to accommodate staff, students and guests. This is a vacant parcel of land that the City has no current or future plans for. The land has been unoccupied for decades and has the potential to be improved and by asphaltting the area, it will help with dust control.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

1. Letter from CCSD
2. Site Map

COMMITTEE RECOMMENDATION:

COUNCILMAN WEEKLY recommended that this item be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN MACK concurred.

MINUTES:

COUNCILMAN MACK declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, indicated that the City received a letter from the Clark County School District expressing an interest to purchase this property, which the City purchased in 1998 at the request of Councilman Reese in order to keep

REAL ESTATE COMMITTEE MEETING OF February 19, 2002

Item No. 3 – Discussion and possible action authorizing staff to enter into negotiations with the Clark County School District (CCSD) for the sale of approximately 2.98 acres of City owned land near the southeast corner of Vegas Drive and Simmons Street known as Parcel Number 139-29-501-012

MINUTES – Continued:

it in its natural state in consideration of the adjacent neighborhood. Staff has evaluated the petition by the School District and has determined that because of the Southwest Gas pipeline that runs through the property, it would be difficult to develop. However, the School District has committed to not build any structure on that piece of property. For that reason, staff is recommending the property be sold.

No one appeared in opposition.

There was no further discussion.

COUNCILMAN MACK declared the Public Hearing closed.

(3:06 – 3:08)

REAL ESTATE COMMITTEE AGENDA
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CITIZENS PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE DELIBERATED OR ACTED UPON UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN MET. IF YOU WISH TO SPEAK ON A MATTER NOT LISTED ON THE AGENDA, PLEASE CLEARLY STATE YOUR NAME AND ADDRESS. IN CONSIDERATION OF OTHERS, AVOID REPETITION, AND LIMIT YOUR COMMENTS TO NO MORE THAN THREE (3) MINUTES. TO ENSURE ALL PERSONS EQUAL OPPORTUNITY TO SPEAK, EACH SUBJECT MATTER WILL BE LIMITED TO TEN (10) MINUTES.

MINUTES:

TOM McGOWAN, Las Vegas resident, submitted his written comments, which are made a part of these minutes, regarding his opinion on the adjudication process for City Councilmen and on the legal grounds for the prohibition of high-level nuclear waste transport to Yucca Mountain for storage. He offered his services on these matters.

(3:08 – 3:11)

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THE MEETING ADJOURNED AT 3:11 P.M.

Respectfully submitted:_____

GABRIELA PORTILLO BRENNER

February 25, 2002